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विकास योजना सोलापूर महानगरपालिका

विकास नियंत्रण नियमावली

महाराष्ट्र प्रादेशिक व नगर रचना

अधिनियम, १९६६ चे कलम-३७(१अअ)

अन्वये फेरबदल.

महाराष्ट्र शासन

नगर विकास विभाग.

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक-टिपीएस-१७१०/६६५/प्र.क्र.२२३८/२०१०/नवि-१२

दिनांक :- ०३.०७.२०१०

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नाधाने,

(वि. म. सानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

आयुक्त, सोलापूर महानगरपालिका, सोलापूर.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या वर्तमानपत्रातील जाहिरातीचे देखक कृपया आपण अदा करावे.)

जिल्हाधिकारी, सोलापूर.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहाय्यक संचालक नगर रचना, सोलापूर शाखा, सोलापूर.

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, आयुक्त, सोलापूर महानगरपालिका, सोलापूर, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उप संचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, सोलापूर शाखा, सोलापूर यांना द्यावी)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

कृपया मागे घ्या...

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना जाहीरात म्हणून कृपया प्रसिध्द करण्यात यावी व प्रस्तुत सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे, त्याबाबतची माहिती वर्तमानपत्राच्या कात्रणासह शासन, आयुक्त, सोलापूर महानगरपालिका, सोलापूर, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उप संचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, सोलापूर शाखा, सोलापूर यांना यावी, प्रसिध्दीबाबतच्या सूचना खालीलप्रमाणे आहेत.)

१. जाहीरात देण्या-या कार्यालयाचे नांव - नगर विकास विभाग, मंत्रालय, मुंबई-३२

२. जाहीरात कोणत्या दिनांकापर्यंत - तात्काळ

घाबघाची आहे

३. प्रसिध्दीचे स्वरूप

- जास्त खपाच्या स्थानिक वृत्तपत्रात

४. कोणत्या जिल्ह्यात

- सोलापूर

५. किती वृत्तपत्रात

- एका इंग्रजी व एका मराठी वृत्तपत्रात

६. वृत्तपत्राचे नांव

- सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात

७. कितीवेळा

- एकदा

८. जाहीरात खर्चाचे देयक कोणत्या

- आयुक्त, सोलापूर महानगरपालिका, सोलापूर

अधिका-याकडे पाठवावयाचे

निवड नस्ती (नवि-१३)

Maharashtra Regional & Town  
Planning act, 1966.  
Notice under Section 37(1AA) of  
Modification to Development  
Control Regulations for Solapur  
Municipal Corporation.

GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mentralaya, Mumbai-400 032.  
Dated : 03.07.2010

**NOTICE**

No.TPS-1710/665/CR-2228/2010/(Solapur)/UD-13

Maharashtra  
Regional &  
Town  
Planning  
Act 1966.

Whereas the Development Control Regulations of Solapur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government vide Urban Development Department, Notification No.TPS-1702/454/CR-52/2003/UD-13 dated 18.08.2004 under section 31(1) of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act");

And whereas, there are existing industries in Municipal Corporation area which are not in operation at present and various requests for allowing residential use on lands zoned for industrial purpose are being received by the Govt. There is a provision in the said Regulations at Rule No.9 Table No.III sr.No.VIII to allow such development;

And whereas, Government has carefully examined the provisions of other Municipal Corporations and found it expedient in the public interest to delete the provision mentioned at Rule No.9 Table No.III Sr.No.VIII the said regulation and to insert the new provision as rule No.61A. The Government also found it expedient to take a recourse to the provisions contained in the section 37(1AA) of the said Act;

Now therefore, in accordance with the provisions contained in section 37(1AA) of the said Act, the Government hereby publishes this notice for inviting suggestions and objections regarding the proposed modification which is given in Schedule A appended herewith (hereinafter referred to as "the said proposed modification") from the public with reasons thereof within 30(thirty) days from the date of publication of this notice in Maharashtra Government.

Gazette. The suggestions and objections shall be addressed to the Deputy Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakarnagar, above Bank of Maharashtra, Pune 411 009, who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by the Government.

**Notes:-**

A) A copy of the said proposed modification is kept open for inspection by the general public in the offices of the following offices on all working days during working hours:

- 1) The Deputy Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakarnagar, above Bank of Maharashtra, Pune 411 009.
- 2) The Municipal Commissioner, Solapur Municipal Corporation, Solapur.

B) This notice is also available on Govt. web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of Governor of Maharashtra,

*V.M. Ranade*

(V.M. Ranade)

Under Secretary to Government

## SCHEDULE A

(Accompaniment to notice No.TPS-1710/665/CR-2239/2010/(Solapur)/UD-13)

### **Proposed Modification**

#### **Proposed Modification No.1:-**

**Existing Provision in the sanctioned Development Control Regulations is proposed to be deleted and following new provision is proposed to added as rule No.61 A:-**

#### **61 A Now withstanding anything contained herein above.**

(a) With the previous approval of Municipal Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the Industrial zone may be permitted to be utilized for Residential or Commercial purposes.

(b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area may be permitted to be utilized for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 zone) or for those in the Commercial Zone (C1 & C2 Zone) subject to the following conditions:-

(i) The conversion of Industrial Zone to Residential/ Commercial Zone in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between Management and Workers have been made, is obtained.

However, in respect of any open land in the industrial zone, where industry never existed, NOC from Labour Commissioner is not required.

(ii) The layout or sub division of such land admeasuring up to 2 Ha shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out post and such other amenities/utilities, as may be considered necessary, is provided therein.

(iii) In such layouts of sub divisions having area more than 2 Ha but less than 3 Ha, 20% land shall be provided for public utilities and amenities, like electric sub-section, bus-station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

(iv) In such layout or sub-division having area more than 3 Ha, 25% of land for public utilities and amenities, like electric sub-station, Bus station, sub post office, police outpost, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

The land under public utility/amenity shall be handed over to the planning authority with proper access basic land development, & shall always be open for general public without any restriction.

These areas will be in addition to the recreational space as required to be provided under these regulations. Provided that at least 50% of land out of the total provided public amenity/utility space shall be reserved for unbuildable purposes such as garden, recreational ground etc.

- c) The required segregating distance between industrial zone & residential use as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.
- e) Provision for public utilities and amenities shall be considered to be reserved in the Development Plan and Transferable development Rights as per Regulation No.32 (Appendix-V) or FSI of the same shall be available for utilization on the remaining land.

f) Note:-

- i) Conversion from industrial zone to Residential/Commercial zone shall be applicable to the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/utility spaces, as per the said regulation.
- ii) The area under reservation if any, shall be treated in the area of required amenity/utility space & TDR/in situ FSI for this area will be allowed.
- iii) Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area up to 50 sqm.

#### **Proposed Modification No.2 :-**

Following Proviso is proposed to be added in Appendix-V after regulation No.32(18).

However, such FSI on the receiving plots, prescribed in regulation No.61(A), shall be allowed to be exceeded by 100% of the gross plot area without deducting the required public amenity/utility space.

#### **Proposed Modification No.3:-**

New proviso No.Note 2(a) is proposed to be added under table No.10 of Rule No.27.2.1

Note :- 2(a) However the area of FSI computation shall be 90% of the net area (after deducting amenity/utility area) in case of change of Industrial to Residential user as specified in regulation No.61(A).

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